

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

**BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005**

OCTOBER 16, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **HARN PARTITION TREE PRESERVATION PLAN**

The following land use application has been submitted for the development of a property that contains a significant tree grove, identified by the City of Beaverton's Tree Inventory as grove NX8. The development site is located at 2140 SW 78th Avenue. The site can be specifically identified as Tax Lot 3900 on Washington County Assessor's Map 1S1-12BA. The site is zoned Urban Standard Density (R-7) and is approximately .91 acres in size.

A. **TPP2002-0004: TREE PRESERVATION PLAN**

Request for approval of a Tree Preservation Plan for the development of a land partition, creating three lots total within a significant tree grove identified as grove NX8 on the City of Beaverton's Tree Inventory. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.75.15.1.C.3 of the Beaverton Development Code.

2. **SALEM COMMUNICATIONS BROADCAST TOWER**

The proposed development is generally located west SW Oleson Road and east of SW Scholls Ferry Road on the north side of SW Vermont Street. The development site is specifically identified as Tax Lot 4000 of Washington County Tax Assessor's Map 1S1-13DC. The affected parcel is zoned Urban Standard Density (R-7) and totals approximately 12.8 acres in size.

A. **CUP2001-0033: Conditional Use Permit (Public Hearing - Use)**
(Request for continuance to October 30, 2002)

The applicant requests Planning Commission approval of a Conditional Use Permit (CUP) to place a second AM radio broadcast tower upon the subject site. A Conditional Use Permit is required in order to locate a utility facility within the R-7 zone. The proposed AM radio broadcast tower is a utility facility. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C. of the City's Development Code.

B. **CUP2001-0032: Conditional Use Permit (Public Hearing - Height)**

(Request for continuance to October 30, 2002)

The applicant requests approval of a Conditional Use Permit (CUP) to allow an AM radio broadcast tower of approximately 260-feet in height, to exceed the 30 foot building height standard of the City of Beaverton's R-7 zoning district. Conditional Use Permits to exceed a maximum height of a zoning district are generally reviewed administratively; however, the applicant has requested that the Planning Commission make the decision on this application. The Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.1.C of the City's Development Code.

C. **TPP2002-0003 : Tree Preservation Plan (Public Hearing)**

(Request for continuance to October 30, 2002)

The applicant requests Tree Preservation Plan (TPP) approval in order to remove trees and impact significant natural resources on the subject site. The proposed TPP will affect one (1) City designated Significant Grove, NX-03, which contains significant trees and natural resources. Pursuant to Section 40.75.15.1.A.3 & 4, the Planning Director has determined that the proposed TPP is within the jurisdiction of the Planning Commission's review. The Planning Commission will review the overall design of this request. In taking action on the proposed development, the Commission shall base its decision on the approval criteria listed in Section 40.75.15.1.C.3.a and 40.75.15.1.C.4.a & b of the City's Development Code.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.